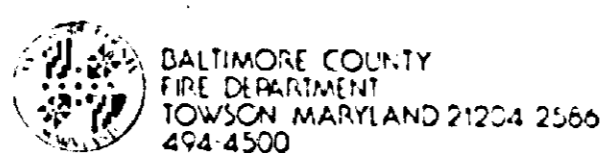


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should, should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



RAUL H. REMCKE
CHIEF

November 29, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William J. & June M. Spann

Location: N/S Chesapeake Avenue 1/25' E. from centerline Baylight Avenue

Item No.: 104 Zoning Agenda: Meeting of November 1, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date:

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: November 1, 1983

RE: Item No.: 100, 101, 102, 103, (104) & 105.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,
[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/ih

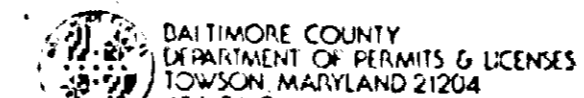
IN RE: PETITION ZONING VARIANCE
N/S of Chesapeake Avenue,
1/25' E of the centerline of
Baylight Avenue - 15th Election
District
OF BALTIMORE COUNTY
William J. Spann, et ux,
Petitioners
Case No. 84-153-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein, William J. and June M. Spann, request a variance to permit a side yard setback of 12 feet instead of the required 25 feet. The purpose of their request is to permit them to build a home on the subject property, as more fully described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the property owned by the Petitioners is located in a D.R.5.5 Zone and is one of three 50-foot-wide lots facing Back River, a waterway. The Petitioners' lot borders a side street, Chesapeake Avenue, which dead ends at the water, as shown on Petitioners' Exhibit 1. The home the Petitioners plan to build is 28' x 36' and is similar in size to other homes in the locality. In fact, all of the lots bordering to the north of Chesapeake Avenue and leading to the three lots facing the water are 50-feet wide. There is no need to obtain a variance for constructing on an undersized lot inasmuch as the requirements set out in Section 304 of the Baltimore County Zoning Regulations (BCZ) are met. However, the Petitioners need a side yard setback of 12 feet to construct the desired home. If the Petitioners were to meet the setback requirements of 25 feet, they would be limited to a house 15-feet wide, which would not be compatible with other homes in the area and would be too small to satisfy the needs of the Petitioners. They have two children, ages 19 and 20, who would live



NO JABLON JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 104, Zoning Advisory Committee Meeting are as follows:

Property Owner: William J. & June M. Spann
Location: N/S Chesapeake Avenue 1/25' E. from centerline Baylight Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 12' in lieu of the required 25'.

Acres: 50 x 180
District: 15th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1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2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee, which are adopted in their entirety and made a part of this Order.

[Signature]
Zoning Commissioner of
Baltimore County



ARNOLD JABLON
ZONING COMMISSIONER

December 15, 1983

Mr. & Mrs. William J. Spann
6942 Broening Road
Baltimore, Maryland 21222

IN RE: Petition Zoning Variance
W/S of Chesapeake Avenue, 1,425' E
of the centerline of Baylight Avenue
- 15th Election District
William J. Spann, et ux, Petitioners
Case No. 84-153-A

Dear Mr. & Mrs. Spann:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION FOR VARIANCE

15th Election District

ZONING:

Petition for Variance

LOCATION:

North side of Chesapeake Avenue, 1,425 ft. East of the centerline of Baylight Avenue

DATE & TIME:

Wednesday, December 14, 1983 at 10:00 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a side yard setback of 12 ft. instead of the required 25 ft.

The Zoning Regulation to be excepted as follows:
Section 1802.3C.1 - side yard setback in a D.R. 5.5 zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of William J. Spann, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 1, 1983

Mr. & Mrs. William J. Spann
6942 Broening Road
Baltimore, Maryland 21222

Re: Petition for Variance
N/S Chesapeake Ave., 1,425' E of
the c/l of Baylight Avenue
Case No. 84-153-A

Dear Mr. & Mrs. Spann:

This is to advise you that \$66.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
g Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124024

DATE 12/7/83 ACCOUNT R-01-615-000

AMOUNT \$66.00

RECEIVED FROM William J. Spann
FOR Advertising & Posting Case #84-153-A

U75*****000010 0082A

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

BEGINNING ON THE NORTH SIDE OF CHESAPEAKE AVE 180 FEET LONG, AT A DISTANCE OF 1425 FEET EAST OF THE CENTERLINE OF BAYLIGHT AVENUE, BEING LOT #50, IN BAYLIGHT BEACH, BOOK W.P.C. NO. 7 FOLIO 20 IN THE 15TH ELECTION DISTRICT.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 11/27/83
Posted for: Petition for Variance
Petitioner: William J. Spann et ux
Location of property: N/S of Chesapeake Ave., 1,425' E of c/l of Baylight Ave.
Location of Sign: 6942 Broening Rd.
Remarks:
Posted by: Mark J. Adams Date of return: 11/27/83
Number of Signs: 1

Mr. & Mrs. William J. Spann
6942 Broening Road
Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance
N/S of Chesapeake Ave., 1,425' E
of the c/l of Baylight Ave.
William J. Spann, et ux - Petitioners
Case No. 84-153-A

TIME: 10:00 A.M.

DATE: Wednesday, December 14, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 121992

DATE 12-21-83 ACCOUNT R-01-615-000

AMOUNT 35.00

RECEIVED FROM Flag to R. iten 114 Spann

FOR 1 Oct. C 024*****350010 5212A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 29, 1983.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 29th day of December, 1983, the first publication appearing on the 24th day of November, 1983.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$21.12

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance

LOCATION: North side of Chesapeake Avenue, 1,425' E. East of the centerline of Baylight Avenue

DATE & TIME: Wednesday, December 14, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a side yard setback of 12 ft. instead of the required 25 ft.

The Zoning Regulation to be excepted as follows:

Section 1802.3C.1 - side yard setback in a D.R. 5.5 zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of William J. Spann, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 November 28, 1983

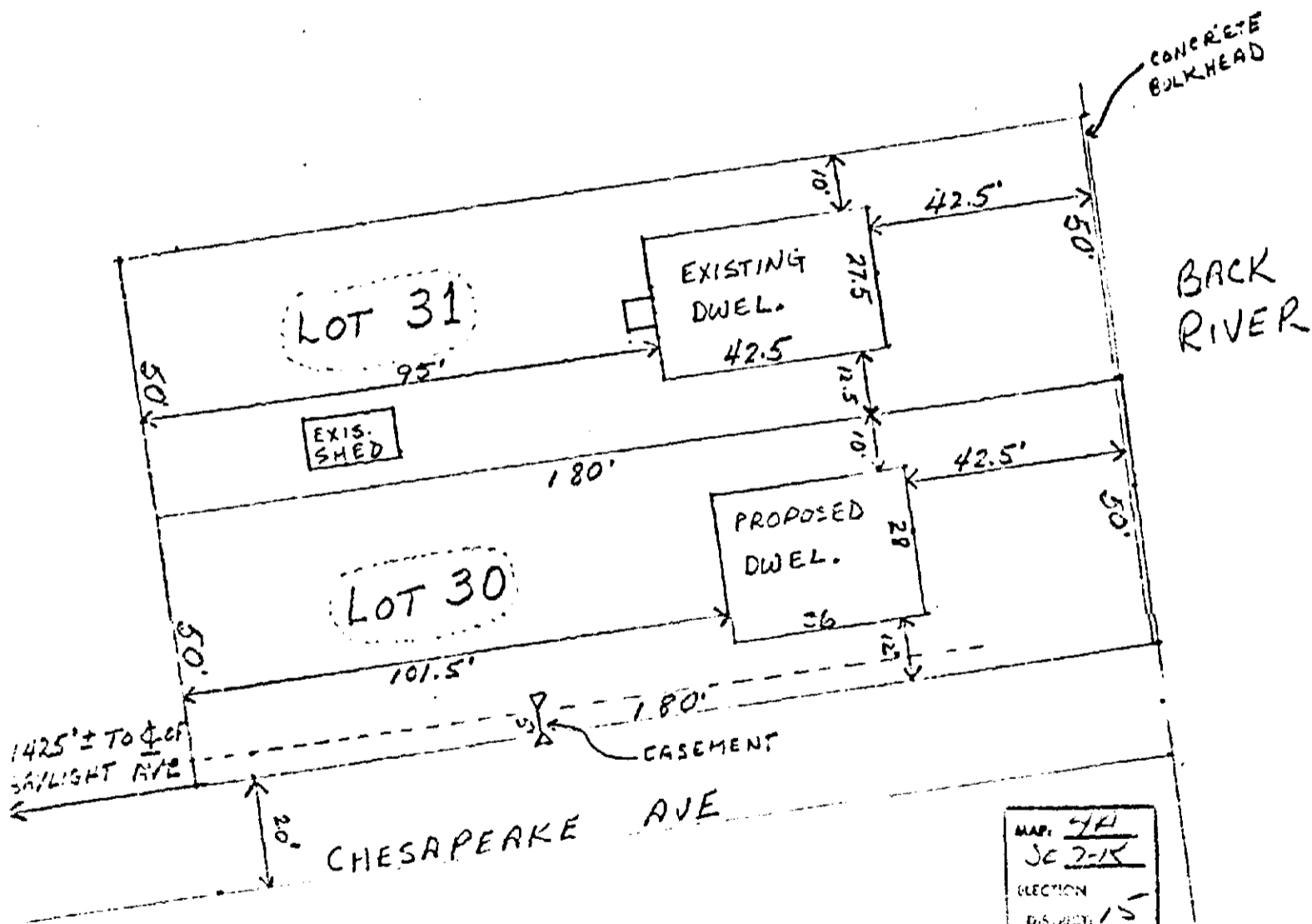
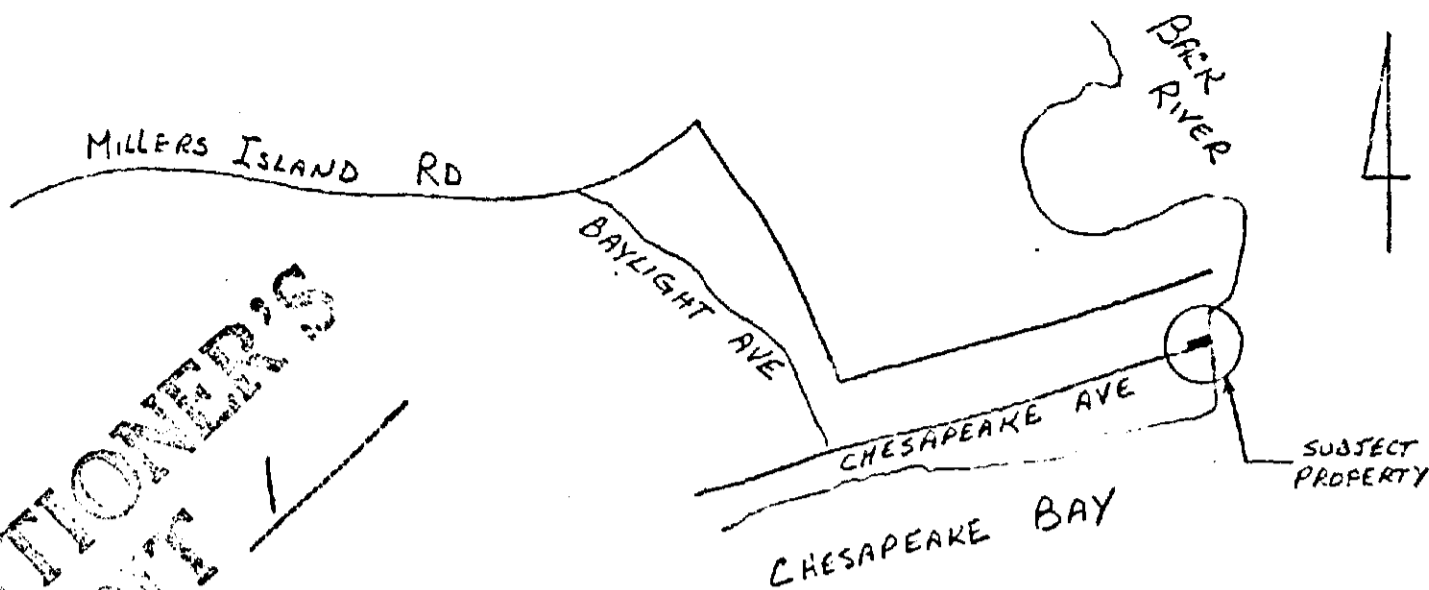
THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Petition for Variance - P.O. # 50102 - Reg. # 54595, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25th day of November 1983; that is to say, the same was inserted in the issues of Nov. 23, 1983

Kimbel Publication, Inc.
per Publisher.

By *[Signature]*

PETITIONER'S EXHIBIT 1

VICINITY MAP



PLAT FOR ZONING VARIANCE
 OWNER - WILLIAM J. & JUNE M. SPANN
 DISTRICT - 15TH

MAP:	7A
SECTION:	2-15
DISTRICT:	15
DATE:	12/26
TYPE:	A
HEARD BY:	17
FINAL BY:	17

LOT 30, PLAT BOOK WPC No. 7, FOLIO 26
 EXISTING UTILITIES IN CHESAPEAKE AVE
 SCALE: 1" = 30'

Item #104

